



CONCEPT 4 (East Side, Northern Portion Only) IMPACTS	
<b>Pedestrian Access and Safety</b>	<ul style="list-style-type: none"><li>Connects to existing RA trail that on east side of Soapstone Drive at the commercial center.</li><li>Connects to two existing residential developments and the commercial center</li><li>Reduces random midblock crossing from residents parking on east side and crossing to west side.</li><li>Does not meet the intent of a continuous walkway from Glade Drive to South Lakes Drive.</li></ul>
<b>Parking</b>	<ul style="list-style-type: none"><li>Removes 18 spaces on the east side shoulder</li><li>Does not impact parking on the west side where there is greatest demand.</li></ul>
<b>Constructability</b>	<ul style="list-style-type: none"><li>No major issues found</li><li>Requires NO crossings over large culverts.</li><li>May require reconstruction of entrances to accommodate new drainage systems.</li><li>Re-uses existing sidewalk near South Lakes Drive.</li></ul>
<b>Drainage</b>	<ul style="list-style-type: none"><li>New storm drain system to be installed under proposed curb and gutter locations.</li><li>Re-use existing pipes when possible, especially 24" concrete pipe under commercial center parking lot and concrete headwall at Snakeden Branch.</li><li>No new storm drainage would be required on the south side since no new construction will occur there</li></ul>
<b>Property</b>	<ul style="list-style-type: none"><li>Temporary construction easements required.</li><li>Possible permanent slope or sidewalk easement required at Whitney Park Cluster and Colonial Oaks Cluster.</li></ul>
<b>Trees</b>	<ul style="list-style-type: none"><li>70% deciduous / 30% evergreen</li><li>Least amount of tree impact</li></ul>
<b>Traffic</b>	<ul style="list-style-type: none"><li>Could improve site distance at up to two entrances by removing parked cars from the east shoulder</li><li>Improve safety for northbound outside lane by removing parked cars from the shoulder north of the commercial center</li><li>Eliminates hazard caused by parked cars (especially in northern section) trying to accelerate into traffic on an incline and over a large drop-off at the edge of pavement.</li></ul>
<b>Utilities</b>	<ul style="list-style-type: none"><li>Fairfax Water line under Soapstone Drive with connections to Commercial Center, and Underoak Ct. Potential for conflict with storm drain system.</li><li>Gas line present to neighborhoods. Potential conflict with proposed storm drain system.</li></ul>
<b>Costs</b>	<ul style="list-style-type: none"><li>Estimated implementation cost approximately \$600,000</li></ul>



## SOAPSTONE DRIVE WALKWAY CONCEPT 4 - EAST SIDE, NORTHERN SECTION ONLY

